

Housing and Community Development Committee

Council Member Jolanda "Jo" Jones (Chair)
At-Large Position 5

Oliver Pennington (Vice Chair)
District G

Stephen Costello
At-Large Position 1

Al Hoang
District F

Jarvis Johnson
District B

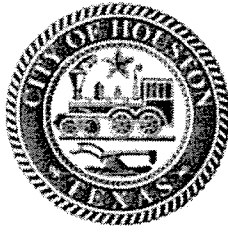
Wanda Adams
District D

C.O. Bradford
At-Large Position 4

AGENDA

Thursday, February 17, 2011 3:00 P.M.
City Hall Council Chambers, 901 Bagby, 2nd Floor

- I. Welcome – Council Member Jolanda "Jo" Jones, Chair
- II. Bob Bradford, with HCDD, will discuss the following agenda items:
 - a) An ordinance authorizing a contract between the City of Houston and Houston Korean Community Learning Center, using Community Development Block Grant (CDBG) Funds to provide funding for acquisition of a building facility to be used as a community learning center.
 - b) An ordinance authorizing a contract between the City of Houston and Fort Bend County, using CDBG Funds for construction of a new seniors community center in Southwest Houston.
 - c) An ordinance authorizing a contract between the City of Houston and Pro-Vision, Inc., using CDBG Funds to provide construction for the expansion for the educational facility.
 - d) An ordinance amending the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks Program will renovate.
 - e) An ordinance approving and authorizing Second Contract Amendment with Spring Branch ISD, SPARK, and the City of Houston to allocate new funding for the "SPARK" program using CDBG Funds.



- f) An ordinance approving and authorizing Sixth Contract Amendment with Houston ISD, SPARK, and the City of Houston to allocate new funding for the "SPARK" program using CDBG Funds.
 - g) An ordinance authorizing a contract between the City of Houston and A Caring Safe Place, Inc., which will provide for supportive services and the administration and operation of a community residence under the Housing Opportunity for Persons with AIDS (HOPWA) Program Funds. **There will also be a public disclosure regarding the sale of property between Pastor Stan Phill and A Caring Safe Place, Inc.**
- III. An ordinance approving and authorizing a Third Amendment to a Loan Agreement between the City of Houston and Commons of Grace, LP, from February 17, 2027 to July 1, 2029.
- IV. Chris Butler, with HCDD, will discuss the following agenda items:
- a) An ordinance appropriating funds out of TIRZ Affordable Housing Fund (Fund 2409) for the funding of Administrative expenses associated with the administration of TIRZ Affordable Housing Funds and TIRZ funded programs for FY11.
 - b) An ordinance approving and authorizing a contract between the City of Houston and Solaris Homes, to construct two (2) affordable energy efficient single-family homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - c) An ordinance approving and authorizing a contract between the City of Houston and Contempo Builders, to construct eight (8) affordable energy efficient single-family homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - d) An ordinance approving and authorizing a contract between the City of Houston and Image Builders, to construct one (1) affordable energy efficient single-family homes, using funds from the TIRZ Affordable Housing Fund 2409.
 - e) An ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund from the TIRZ Affordable Housing Fund (Fund 2409) and appropriate these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA).
- V. Public Comments (strict 3 min/ person)
- VI. Director of Housing & Community Development Comments, if any (strict 5 min)
- VII. Committee Chair update
- VIII. Adjournment

Action may be taken on any of the above items. Committee meetings are open to the Public. For special needs or information about this committee, please contact Ingrid Flornoy or Mechelle Phillips at 832-393-3006.

Texas Government Code, Section 551.042. Inquiry Made at Meeting – If at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: 1) a statement of specific factual information given in response to the inquiry; or 2) a recitation of existing policy in response to the inquiry. Any deliberation of or decision about

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: An Ordinance authorizing a Funding Contract between the City of Houston and The Houston Korean Community Learning Center for Acquisition of a building facility located at 1809 Hollister Road, Houston Texas 77055		Category #	Page 1 of 2	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development		Origination Date 02/07/2011	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: Council member Brenda Stardig "A"		
For additional information contact: Gayve F. Anklesaria Phone: 713-868-8466		Date and identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary) City Council Ordinance authorizing a Funding Contract between the City of Houston and The Houston Korean Community Learning Center to approve funding request in the amount of \$500,000 for the Acquisition of a building facility to be established as a Community Learning Center.				
Amount of Funding: \$500,000			F&A Budget:	
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify) Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION: The Houston Korean Community Learning Center is a non-profit 501(c) 3 organization offering a variety of programs geared towards the low and moderate income community in the Spring Branch area of Houston. This organization's primary objective is to focus on serving the needs of underprivileged children, seniors and temporarily displaced individuals by offering a wide range of programs designed to alleviate the shortcomings experienced by such individuals in their daily lives. A short list of such programs offered by this organization includes: <ul style="list-style-type: none"> • Job Counseling and placement programs for unemployed individuals; • Literacy and Computer education classes; • After school children's programs to teach, arts and crafts, social skills, mentoring, day care and summer camps • Education classes to teach English, Spanish and Korean Languages • Social programs for the elderly which include cooking classes, gardening, health education, immigration assistance services, group social activities and meals on wheels • Health care education, immunizations, annual physicals and Gold Card registration • Adult day care 				
REQUIRED AUTHORIZATION				
F&A Director:		Other Authorization:		Other Authorization:

Date 02/07/2011	Subject: An Ordinance authorizing a Funding Contract between the City of Houston and The Houston Korean Community Learning Center for Acquisition of a building facility located at 1809 Hollister Road, Houston Texas 77055	Originator's Initials	Page 2 of 2
<p>The Organizations mission is to provide a safe, conducive and thriving environment to the Low and moderate income individuals that are benefitting from the programs they are offering. Furthermore, these educational and social programs are designed and coordinated with the goal of uplifting and enhancing the quality of life for their participants.</p> <p>This project will be funded in joint collaboration with the City of Houston and The Houston Korean Community Learning Center. The project Budget in the amount of \$500,000 in CDBG funds will be utilized for the purchase of the building facility which includes the value of the land. The Community Learning Center will contribute towards the purchase of furniture, fixtures, equipment and other related items needed to equip the facility for its regular use and routine operations. Furthermore, they will also fully fund the operational and maintenance expenses incurred for operating this facility</p> <p>The Organization collaborates and partners with other outside entities to provide in house services provided by these partnering organizations. Such organizations include the Harris County Hospital District, Houston Community College, the Korean American Association of Houston, the Korean Chamber of Commerce and the Spring Branch School District.</p> <p>The Houston Korean Community Learning Center is requesting the City of Houston for CDBG funds to acquire the Building facility whereby the aforementioned services and programs will be offered to the low and moderate income population in District A. The facility will become a corner stone in providing qualitative and comprehensive Social, Healthcare and Educational services to the low income residents in this area on one hand while improving their quality of life on the other.</p> <p>The Housing and Community Development Department is submitting this funding request to the Housing Committee for their consideration and recommendation to City Council.</p> <p>JN:ga</p> <p>cc: City Attorney City Secretary Finance and Administration Mayor's Office</p>			

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance authorizing a Contract between the City of Houston and Fort Bend County to approve funding for the Construction of a Seniors Community Center located at 5525 Hobby, Houston Texas 77053		Category #	Page 1 of 2	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development		Origination Date 02/03/2011	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: Council member Wanda Adams "D"		
For additional information contact: Gayve F. Anklesaria Phone: 713-868-8466		Date and Identification of prior authorizing Council action: N/A		
RECOMMENDATION: (Summary) City Council Ordinance authorizing a Contract between the City of Houston and Fort Bend County to approve funding request in the amount of \$500,000 for the Construction of a new Seniors Community Center in Southwest Houston.				
Amount of Funding: \$500,000			F&A Budget:	
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify) Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION: The Housing and Community Development Department requests approval of a Contract between the City of Houston and Fort Bend County. This contract will allow utilization of CDBG funding for the development of a new Seniors Community Center facility geared towards serving low and moderate income residents in an underserved area of District D in Houston. This project will be funded in joint collaboration with the City of Houston and Fort Bend County. The total preliminary project budget is \$2,100,000 which includes the cost of land. The City of Houston will allocate \$500,000 in CDBG funds while Fort Bend will contribute the remainder of \$1,600,000. Additionally, Fort Bend County will assume the recurring annual operating and maintenance costs as well as coordinating with other groups and agencies for providing programming activities Construction of a new 10,000+ sq foot one story free standing building will primarily be hardy board and masonry, concrete parking lot, walking and jogging trails. Building is designed to be environmentally responsible and economical to operate. Facility will also house a 400 sq foot Police Sub-Station to provide additional security in the area and around the facility. It will also house an 1800 sq ft auditorium (120 person occupancy) with movable stage and storage area, warming kitchen with a multi-purpose dining area, administrative offices and a 900 sq ft conference room for meetings, training, arts and crafts and computer classes. This facility will also accommodate to serve meals on wheels in the dining area. The facility will also have space for a make shift clinic to provide the basic immunization and other medical related services.				
REQUIRED AUTHORIZATION				
F&A Director:		Other Authorization:		Other Authorization:

Date 02/06/2011	Subject: An Ordinance authorizing a Contract between the City of Houston and Fort Bend County to approve funding for the Construction of a Seniors Community Center located at 5525 Hobby, Houston Texas 77053	Originator's Initials	Page 2 of 2
<p>The Center will serve as the hub for seniors in this community to receive much needed prevention, physical, recreational, social and rehabilitation services that is lacking in this area of the county and city. The mission is to promote and improve the health of seniors in the community by providing integrated primary care medical services on one hand while providing social and educational services on the other to enhance the quality of life for the aging population in the area.</p> <p>The Housing and Community Development Department is submitting this funding request to the Housing Committee for their full consideration and recommendation for Council approval.</p> <p>JN:ga</p> <p>cc: City Attorney City Secretary Finance and Administration Mayor's Office</p>			

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An ordinance authorizing a grant of Community Development Block Grant funds to Pro-Vision, Inc., a charter school, to expand the educational facility located at 4590 Wilmington, Houston, Texas 77051.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James D. Noteware, Director Housing and Community Development		Origination Date 02/01/2011		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: District D		
For additional information contact: David Godwin Phone: 713-868-8351		Date and identification of prior authorizing Council action: None		
RECOMMENDATION: (Summary) Approval of an ordinance authorizing a contract between the City of Houston and Pro-Vision, Inc. a charter school which serves low to moderate-income families to expand their facility.				
Amount of Funding: \$950,000.00			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify) Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION:				
<p>The Housing and Community Development Department wishes to enter into a grant agreement with Pro-Vision Inc. to provide construction funds for the expansion of the educational facility located at 4590 Wilmington, Houston, Texas 77051.</p> <p>Pro-Vision was founded in 1990 to provide high quality education to one of Houston's most underserved neighborhoods. Pro-Vision has touched the lives of over 3,000 young men. Pro-Vision funded and built its new 16 acre campus in 2008 in Sunnyside for a cost of over \$5.4 million funded totally by private sources. In grades 5 through 9, the organization now serves over 300 young men and their families at this new facility. Success is in the performance. Over 90% of Pro-Vision students graduate from high school.</p> <p>Pro-Vision would like to add additional classroom space to the school and significantly expand their library. The additional two classrooms will total 2800 sq/ft, and the library and computer lab will total 1820 sq/ft. This \$950,000 expansion will be a welcome addition to this modern educational facility, and allow the expansion of the 9th grade and addition of a 10th.</p> <p>A favorable referral from the Housing and Community Development Committee is recommended.</p> <p>xc: City Attorney Mayor's Office City Secretary Finance Department</p>				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: The Housing and Community Development Department recommends City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks program will renovate.		Category # 1,2	Page 1 of 2	Agenda Item #																		
FROM (Department or other point of origin): James D. Noteware, Director Housing and Community Development		Origination Date February 18, 2011	Agenda Date																			
DIRECTOR'S SIGNATURE:		Council District affected: F,B, I, & H																				
For additional information contact: Robert Bradford/Derek Sellers Phone: 713-868-8340/713-868-8428		Date and identification of prior authorizing Council action: Ordinance No. 2010-0372, Ordinance No. 2010-0408, Ordinance No. 2011-14																				
RECOMMENDATION: (Summary) The Housing and Community Development Department recommends City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks program will renovate. For Action Plan 2010, through the SPARK Parks P, the City will partner with HISD in funding renovations to following public school facilities: (1) Hollibrook Elementary in the amount of \$75,000, (2) Moreno Elementary in the amount of \$75,000, (3) Eastwood Academy in the amount of \$75,000, (4) McReynolds Middle School in the amount of \$50,000, and (5) Ketelson Elementary in the amount of \$75,000.																						
Amount of Funding:			Finance Budget:																			
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify) Community Development Block Grant (CDBG) Fund 5000																						
SPECIFIC EXPLANATION: The Housing and Community Development Department recommends City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that will be renovated through the SPARK Parks Program. In accordance with HUD regulations and per the City of Houston's (City) Citizen Participation Plan, changes "in the purpose, scope, location or beneficiaries of an activity or project previously described in its Consolidated or Action Plan" require a substantial amendment to the Action Plan. The details of the amendment are included in the attached Public Notice. The following is a recap of the Notice: The SPARK Parks program is a collaboration between the City and the Houston Independent School District and Spring Branch Independent School District to provide improvements to public school facilities located in low and moderate-income areas. The renovations at these public school facilities will include the installation of playground equipment, benches, picnic tables, and walking trails. The SPARK Parks scheduled for improvements are																						
<table border="1"><thead><tr><th>Project</th><th>Council District</th><th>CDBG Budget</th></tr></thead><tbody><tr><td>Hollibrook Elementary 3602 Hollister</td><td>F</td><td>\$75,000</td></tr><tr><td>Moreno Elementary 620 E. Canino</td><td>B</td><td>\$75,000</td></tr><tr><td>Eastwood Academy 1315 Dumble</td><td>I</td><td>\$75,000</td></tr><tr><td>McReynolds Middle School 5910 Market Street</td><td>I</td><td>\$50,000</td></tr><tr><td>Ketelson Elementary 600 Quitman</td><td>H</td><td>\$75,000</td></tr></tbody></table>					Project	Council District	CDBG Budget	Hollibrook Elementary 3602 Hollister	F	\$75,000	Moreno Elementary 620 E. Canino	B	\$75,000	Eastwood Academy 1315 Dumble	I	\$75,000	McReynolds Middle School 5910 Market Street	I	\$50,000	Ketelson Elementary 600 Quitman	H	\$75,000
Project	Council District	CDBG Budget																				
Hollibrook Elementary 3602 Hollister	F	\$75,000																				
Moreno Elementary 620 E. Canino	B	\$75,000																				
Eastwood Academy 1315 Dumble	I	\$75,000																				
McReynolds Middle School 5910 Market Street	I	\$50,000																				
Ketelson Elementary 600 Quitman	H	\$75,000																				
REQUIRED AUTHORIZATION																						
Finance Department Director:		Other Authorization:		Other Authorization:																		

Date	Subject: The Housing and Community Development Department recommends City Council's approval of an Ordinance to amend the 2010 Action Plan to identify the locations of the public school facilities that the SPARK Parks program will renovate.	Originator's Initials	Page 2 of 2
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Through a Notice published in the Houston Chronicle on Thursday, January 13, 2011, the public was notified of the proposed changes to the projected 2010 Action Plan. The Public had thirty (30) days to comment on these proposed changes. There were no responses regarding the public notice.

Therefore, approval of an ordinance is recommended.

JN: DS

cc: City Secretary
Legal Department
Mayor's Office

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

10-SBISD.RCA

SUBJECT: Second Amendment to the SBISD Contract to allocate the 2010 Consolidated Plan funding for the "SPARK" Program with the Spring Branch Independent School District (SBISD), SPARK and the City of Houston		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development		Origination Date 02/07/11	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: "A"		
For additional information contact: Gayve F. Anklesaria Phone: 713-868-8466		Date and Identification of prior authorizing Council action: 2010-0356		
RECOMMENDATION: (Summary) City Council Ordinance approving and authorizing Second Contract Amendment with SBISD, SPARK and City of Houston to allow new allocation of CDBG funding in the amount of \$75,000 approved in the City of Houston 2010 Consolidated Plan.				
Amount of Funding: \$75,000			Finance Department:	
SOURCE OF FUNDING [] General Fund [X] Grant Fund [] Enterprise Fund [] Other (Specify) Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION: City Council is being requested to authorize and approve the Second Contract Amendment between Spring Branch Independent School District (SBISD) SPARK and City of Houston to allocate new funding for the "SPARK" program. This Agreement will provide for the development of neighborhood parks on public school grounds and authorized Community Development Block Grant (CDBG) funding in conjunction with other outside funding sources for implementation of this program. This Second Contract Amendment will provide this new allocation of \$75,000 from the City of Houston 2010 Consolidated Plan for Hollibrook Elementary School to be allocated for the specified scope of work below in the low-income eligible areas. PROJECT DESCRIPTION/SCOPE: CDBG funds will be utilized for renovation and/or installation of: concrete sidewalks, benches, picnic tables and play equipment PROJECT NAME AND LOCATION: Hollibrook Elementary, 3602 Hollister, Houston, Texas 77036 PROJECT COST: In addition to CDBG funds, each SPARK Park gets funding from several outside sources, which include; Private sector, Corporations, Foundations, School District, Community fund raisers, County and the SPARK agency. The Housing and Community Development Department requests the Housing Committee for their full consideration and recommendation for Council approval. JN:ga xc: City Attorney Mayor's Office City Secretary Finance and Administration				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

10-HISD.RCA

SUBJECT: Sixth Amendment to the HISD Contract to allocate the 2010 Consolidate Plan funding for the "SPARK" Program with the Houston Independent School District (HISD), SPARK and the City of Houston		Category #	Page 1 of 2	Agenda Item
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development		Origination Date 02/07/2011	Agenda Date	
DIRECTOR'S SIGNATURE:		Council District affected: "B,I"		
For additional information contact: Gayve F. Anklesaria - Phone: 713-868-8466		Date and identification of prior authorizing Council action: 2010-0786		
RECOMMENDATION: (Summary) City Council Ordinance approving and authorizing Sixth Contract Amendment with HISD, SPARK and City of Houston to allow new allocation of CDBG funding in the amount of \$275,000 approved in the City of Houston 2010 Consolidated Plan.				
Amount of Funding: \$275,000			Finance Department:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> Other (Specify) Community Development Block Grant (CDBG) Fund 5000				
SPECIFIC EXPLANATION: <p>Through this Council action, City Council is being requested to authorize and approve the Sixth Contract Amendment between the HISD, SPARK and City of Houston for a "SPARK" program. This Sixth Contract Amendment will provide for the development of neighborhood parks on public school grounds and authorized Community Development Block Grant (CDBG) funding in conjunction with other outside funding sources for implementation of this program.</p> <p>This Sixth Contract Amendment will provide new allocation of \$275,000 from the 2010 Consolidated Plan to be allocated for various SPARK park activities specified in the project description/ scope of work below at four (4) SPARK schools in the HUD/CDBG low income eligible areas.</p> <p>PROJECT DESCRIPTION/SCOPE: CDBG funds will be utilized for renovation and/or installation of new park play equipment, picnic tables, benches, concrete walkways, soccer field, soccer goals, bleachers, walking trail and site work.</p> <p>PROJECT NAME AND LOCATION: The SPARK Schools in HISD for 2010 Consolidated Plan are reflected in Attachment I.</p> <p>PROJECT COST: In addition to CDBG funds, each SPARK Park gets funding from several outside sources, which include; Private sector, Corporations, Foundations, School District, Community fund raisers, County and SPARK.</p> <p>The Housing and Community Development Department requests the Housing Committee for their full consideration and recommendation for Council approval.</p>				
REQUIRED AUTHORIZATION				
Finance Director:		Other Authorization:		Other Authorization:

Date 02/07/2011	Subject: Sixth Sixth Amendment to the HISD Contract to allocate the 2010 Consolidate Plan funding for the "SPARK" Program with the Houston Independent School District (HISD), SPARK and the City of Houston	Originator's Initials	Page 2 of 2
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PROJECT INFORMATION

Project Description	Project Location	CDBG Budget	Council District
Moreno Elementary	620 E. Canino Houston Texas - 77037	\$75,000	B
Eastwood Academy	1315 Dumble Houston Texas - 77023	\$75,000	I
McReynolds Middle School	5910 Market Street Houston Texas - 77020	\$50,000	I
Ketelsen Elementary	600 Quitman Houston Texas - 77009	\$75,000	I
Total Budget		\$275,000	

JN:ga

xc: City Attorney
Mayor's Office
City Secretary
Finance Department

To: Mayor Via City Secretary

REQUEST FOR COUNCIL ACTION

11-CARING

Subject: An Ordinance Authorizing the Execution of a Contract Between the City of Houston and A Caring Safe Place, Inc. for the Administration and Operation of a HOPWA Community Residence with Supportive Services.	Category 1, 2	Page 1 of 2	Agenda Item #
From (Department or other point of origin): James D. Noteware, Director Housing and Community Development Department	Origination Date 02/03/11	Agenda Date	
Director's Signature	Council District affected: District B		
For additional information contact: Melody Barr Phone: 713.868.8329	Date and identification of prior authorizing Council action:		
Recommendation: (Summary) Approval of an ordinance authorizing a contract between the City of Houston and A Caring Safe Place, Inc., which will provide for supportive services and the administration and operation of a community residence under the Housing Opportunities for Persons with AIDS ("HOPWA") Program.			
Amount of Funding \$389,938.00		Finance Budget:	
Source of Funding <input type="checkbox"/> General Fund <input checked="" type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund			
HOPWA Grant Fund 5000			
<input type="checkbox"/> Other (Specify)			
Specific Explanation The Housing and Community Development Department ("HCDD") recommends approval of a Contract between the City of Houston ("City") and A Caring Safe Place, Inc. to finance the administration and operation of a HOPWA community residence. A Caring Safe Place is a Texas nonprofit corporation that provides transitional housing and supportive services for persons with HIV/AIDS who also have a chemical and/or alcohol dependency. Total Funds and Sources: \$389,938.00 One (1) year contract Number of Persons to be Served: 30 (annually) Category of Persons to be Served: Low-income individuals living with HIV/AIDS Located in the Fifth Ward area of Houston, A Caring Safe Place has provided transitional living and supportive services to individuals infected and affected by HIV/AIDS, since its establishment in 1997. The agency's mission is to provide crisis intervention services to HIV/AIDS infected individuals who are also victims of drug abuse, abandonment and neglect. Services funded by other grants have included health education, risk reduction counseling, mental health case management, and outreach services. Through its HOPWA contracts, A Caring Safe Place has provided transitional housing and life management skills training to dually diagnosed HIV/AIDS men, for over ten years.			
Required Authorization			
Finance Director	Other Authorization	Other Authorization	

Date 02/03/11	Subject: An ordinance authorizing the execution of a contract with A Caring Safe Place, Inc. providing for supportive services and the operation of a HOPWA community residence.	Originator's Signature	Page 2 of 2
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This agreement will provide up to \$389,938.00 in HOPWA funds for this anticipated one (1) year contract. The contract's performance period will be April 1, 2011 – March 31, 2012. The scope of work for this project entails the provision of transitional housing and supportive services for thirty (30) unduplicated persons. Supportive services to be provided will include substance abuse and mental health counseling services, case management, housing information and referral services, life skills training, job search assistance, and nutritional services.

This contract will provide funding for the following HOPWA activities during the 12-month period.

Category	Total Contract Amount	Percent
Administration	\$27,295.00	7.00%
Supportive Services	\$229,744.00	58.92%
Operating Costs	\$132,899.00	34.08%
Total	\$389,938.00	100.00%

The Housing and Community Development Committee reviewed this item on February 17, 2011 and recommended it for Council action. Therefore, HCDD is requesting approval of this contract, which will provide up to \$389,938.00 in HOPWA funds for a community residence and supportive services project for low-income persons living with HIV/AIDS and their families.

JN:ab

c: City Attorney
City Secretary
Mayor's Office
Legal Department
Finance Department

Disclosure

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION TX COG IV [DRAFT]

SUBJECT: An ordinance approving and authorizing a Third Amendment to extend the maturity date of the Loan Agreement between the City of Houston and TX Commons of Grace, LP from February 17, 2027, to July 1, 2029.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development		Origination Date 02/07/2011		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: District B		
For additional information contact: Eta Paransky Phone: 713-868-8449		Date and Identification of prior authorizing Council action: Oct. 4, 2006 (06-1002); Jan. 10, 2007 (07-0035); Dec. 8, 2010 (10-1003)		
RECOMMENDATION: (Summary) HCDD recommends authorization of a Third Amendment to extend the maturity date of the Loan Agreement between the City of Houston and TX Commons of Grace, LP from February 17, 2027, to no later than July 1, 2029.				
Amount of Funding: None			Finance Budget:	
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund				
<input checked="" type="checkbox"/> No Additional Funding Is Required				
SPECIFIC EXPLANATION:				
<p>Pursuant to ordinance no. 06-1002, the City entered into a Loan Agreement (Agreement) with TX Commons of Grace, LP (Borrower) in the original principal amount of \$700,000 in federal HOME program funds whose proceeds partially subsidized the new construction of the Commons of Grace Senior Apartments, a 108-unit housing complex targeting low-moderate income seniors in Houston. Completed in 2009, the project is located at 9110 Tidwell Road, and was developed by the NRP Group, LLC.</p> <p>On December 8, 2010, City Council approved a Second Amendment to modify the City Agreement to provide for monthly installments from cash flow with a balloon payment at maturity instead of scheduled monthly installments to facilitate the Borrower's conversion of its construction loan to permanent financing sponsored by Freddie Mac. The permanent financing is to be secured by a lien that is senior to the lien which secures the City's loan.</p> <p>Prior to the closing of the permanent financing, it was determined that the scheduled maturity of the City's loan precedes the maturity of the loan sponsored by Freddie Mac. Freddie Mac requires that the maturity of its financing precede the maturity of any loan that is secured by a subordinate lien. To address the conflict of maturity dates, Freddie Mac has required that the Borrower fund a \$263,000 balloon prepayment (exact amount to be calculated), to be established by deposits into an escrow account at \$1,375 per month. Since the City's loan is payable from cash flow loan the escrow deposits would have priority over payments to the City. If the maturity of the City loan is extended to July 1, 2029, Freddie Mac has agreed to forego the requirement for the escrow deposits, even if the City's amendment is executed after the borrowers closing with the permanent lender.</p> <p>HCDD recommends approval to amend the maturity date of the loan agreement between the City of Houston and TX Commons of Grace, LP, from February 17, 2027, to July 1, 2029.</p> <p>The Commons of Grace Senior Apartments project is consistent with the City's Consolidated Plan to provide affordable housing for low-income families.</p> <p>JN: EP: jt</p> <p>cc: Finance and Administration Legal Department City Secretary Mayor's Office</p>				
REQUIRED AUTHORIZATION				
Finance Department:	Other Authorization:		Other Authorization:	

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: Ordinance appropriating \$393,883 out of TIRZ Affordable Housing Fund No. 2409 to Fund 8300 for the funding of overhead and staff costs known as "Administrative Expenses" out of the allocation of TIRZ Affordable Housing Fund.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development Department		Origination Date 02/08/11		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: All Districts		
For additional information contact: Christon Butler Phone: 713-865-4196		Date and identification of prior authorizing Council action: 2009-768		
RECOMMENDATION: (Summary) Adoption of an Ordinance appropriating \$393,883 out of the TIRZ Affordable Housing Fund (Fund 2409) to Fund 8300 for administrative expenses associated with the administration of TIRZ Affordable Housing Funds and TIRZ funded programs for FY11.				
Amount of Funding: \$ 393,883				Finance Department Budget:
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) TIRZ FUND 2409				
SPECIFIC EXPLANATION: Pursuant to Chapter 311 of the Texas Increment Financing Act (the "Act"), the State Legislature mandated that one-third of the tax increment in tax revenues generated by the Tax Increment Reinvestment Zones (TIRZ(s) created by petition of property owners ("petition zones") be dedicated for use in providing affordable housing. The affordable housing funds generated from these petition zones are allocated to various departments and used to fund various Affordable Housing Programs. The City incurs staff costs as well as general overhead in managing the funds and affordable housing programs for the City. The City requests that a portion of \$393,883 be transferred from TIRZ Affordable Housing Fund No. 2409 to the Water and Sewer Operating System Fund No. 8300 to reimburse the funds for costs incurred in the administration of Affordable Housing programs. The Department recommends that City Council approve the ordinance. CB:ST:GV Cc: Mayor's Office City Secretary Legal Department Finance and Administration				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving and authorizing a contract between the City of Houston and Solaris Homes, to construct one (1) affordable energy-efficient single-family home in Trinity Gardens and one (1) affordable energy-efficient home in Acres Homes and appropriating funds from TIRZ Affordable Housing Fund 2409.		Category #	Page 1 of 1	Agenda item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development Department		Origination Date 02/03/11		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: B		
For additional information contact: Christon Butler Phone: 713-868-8448		Date and identification of prior authorizing Council action:		
RECOMMENDATION: The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Solaris Homes to construct 1 affordable energy efficient-home single-family home in Trinity Gardens and 1 affordable energy-efficient single-family home in Acres Homes and appropriating funds from TIRZ Affordable Housing Fund 2409.				
Amount of Funding: \$ 90,000.00				Finance Department Budget:
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) TIRZ FUND 2409				
SPECIFIC EXPLANATION: <p>Solaris Homes is a Texas Limited Liability Company. The Housing and Community Development Department (HCDD) proposes providing a total of \$90,000.00 to Solaris Homes in TIRZ funds to assist in the development of (1) affordable energy-efficient single-family home in Trinity Gardens and (1) affordable energy-efficient home in Acres Homes. The \$90,000.00 will be in the form of a secured grant to help subsidize the added expense of the energy efficient upgrades. The TIRZ construction subsidy will be \$45,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.</p> <p>In 2009 the City of Houston received a grant from the Department of Energy to support energy efficient single family housing and created the 45-4-45 Energy Program. This program provided an opportunity for builders to build affordable homes that could be up to 55% more energy efficient than a standard home. The City was anxious to begin this program and as a result instructed Solaris Homes to begin construction prior to receiving approval of the program guidelines from the D.O.E.</p> <p>A standard home has a HERS rating of 100 and EnergyStar has a rating of 85 which means its 15% more energy efficient than a standard home. The homes built by Solaris Homes have a HERS rating of 17 which means they are 83% more energy efficient than a standard home.</p> <p>The City is meeting its TIRZ objective of providing affordable housing to low-to-moderate income families. The newly constructed homes will be sold to families whose annual incomes do not exceed 110% of AMI, and who will occupy the property as their principal residence.</p> <p>The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Solaris Homes to construct (1) affordable energy efficient single-family home in Trinity Gardens and (1) affordable energy efficient single-family home in Acres Homes and appropriating funds from TIRZ Affordable Housing Fund 2409.</p>				
JN:CB				

REQUIRED AUTHORIZATION		
Finance Department Director:	Other Authorization:	Other Authorization:

PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$90,000.00, in TIRZ funds to Solaris Homes, to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens and one (1) affordable energy efficient single-family home in Acres Homes . The \$90,000.00 will be in the form of a secured grant. The TIRZ construction subsidy will be \$45,000.00 per home. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.

Description of property:

Lot	Block	Address	Street Name	ZIP
155	7	8321	Spaulding	77016
37 & 38	26	6603	Radcliffe	77016

TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: An Ordinance approving and authorizing a contract between the City of Houston and Contempo Builders, to construct eight (8) affordable energy efficient single-family homes and appropriating funds from TIRZ Affordable Housing Fund 2409.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development Department		Origination Date 02/03/11		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: G		
For additional information contact: Christon Butler Phone: 713-868-8448		Date and Identification of prior authorizing Council action:		
RECOMMENDATION: The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Contempo Builders to construct eight (8) affordable energy efficient single-family homes and appropriating funds from TIRZ Affordable Housing Fund 2409.				
Amount of Funding: \$ 160,000.00				Finance Department Budget:
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) TIRZ FUND 2409				
<u>SPECIFIC EXPLANATION:</u> Contempo Builders is a Texas Limited Liability Company. The Housing and Community Development Department (HCDD) proposes providing a total of \$160,000.00 to Contempo Builders in TIRZ funds to assist in the development of eight (8) affordable solar powered single-family houses. The \$160,000.00 will be in the form of a secured grant to help subsidize the added expense of the energy efficient upgrades. The TIRZ construction subsidy will be \$20,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating. In 2009 the City of Houston received a grant from the Department of Energy to support energy efficient single family housing and created the 45-4-45 Energy Program. This program provided an opportunity for builders to build affordable homes that could be up to 55% more energy efficient than a standard home. The City was anxious to begin this program and as a result instructed Contempo Builders to begin construction prior to receiving approval of the program guidelines from the D.O.E. A standard home has a HERS rating of 100 and EnergyStar has a rating of 85 which means its 15% more energy efficient than a standard home. The homes built by Contempo Builders have HERS ratings ranging from 60 to 65 17 which means they are 35%-40% more energy efficient than a standard home. The City is meeting its TIRZ objective of providing affordable housing to low-to-moderate income families. The newly constructed homes will be sold to families whose annual incomes do not exceed 110% of AMI, and who will occupy the property as their principal residence. The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Contempo Builders to construct eight (8) affordable solar powered single-family houses and appropriating funds from TIRZ Affordable Housing Fund 2409.				
JN:CB				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$160,000.00, in TIRZ funds to Contempo Builders, to assist in the development of eight (8) affordable solar powered single-family houses. The \$160,000.00 will be in the form of a secured grant. The TIRZ construction subsidy will be \$20,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating.

Description of property:

Lot	Block	Address	Street Name	ZIP
25	2	1720	Tornado	77094
28	2	1714	Tornado	77094
29	2	1712	Tornado	77094
30	2	1710	Tornado	77094
31	2	1708	Tornado	77094
32	2	1706	Tornado	77094
33	2	1704	Tomado	77094
34	2	1702	Tornado	77094

TO: Mayor via City Secretary **REQUEST FOR COUNCIL ACTION**

SUBJECT: An Ordinance approving and authorizing a contract between the City of Houston and Image Builders, to construct one (1) affordable energy efficient single-family home in Trinity Gardens and appropriating funds from TIRZ Affordable Housing Fund 2409.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development Department		Origination Date 02/03/11		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: B		
For additional information contact: Christon Butler Phone: 713-868-8448		Date and identification of prior authorizing Council action:		
RECOMMENDATION: The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Image Builders to construct one (1) affordable energy efficient single-family home in Trinity Gardens and appropriating funds from TIRZ Affordable Housing Fund 2409.				
Amount of Funding: \$ 30,000.00				Finance Department Budget:
SOURCE OF FUNDING <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) TIRZ FUND 2409				
<u>SPECIFIC EXPLANATION:</u> Image Builders is a Texas Limited Liability Company. The Housing and Community Development Department (HCDD) proposes providing a total of \$30,000.00 to Image Builders in TIRZ funds to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens. The \$30,000.00 will be in the form of a secured grant to help subsidize the added expense of the energy efficient upgrades. The TIRZ construction subsidy will be \$30,000.00 per house. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the builder based on the rating. In 2009 the City of Houston received a grant from the Department of Energy to support energy efficient single family housing and created the 45-45 Energy Program. This program provided an opportunity for builders to build affordable homes that could be up to 55% more energy efficient than a standard home. The City was anxious to begin this program and as a result instructed Image Builders to begin construction prior to receiving approval of the program guidelines from the D.O.E. A standard home has a HERS rating of 100 and EnergyStar has a rating of 85 which means its 15% more energy efficient than a standard home. The home built by Image Builders has a HERS rating of 55 which means it is 45% more energy efficient than a standard home. The City is meeting its TIRZ objective of providing affordable housing to low-to-moderate income families. The newly constructed homes will be sold to families whose annual incomes do not exceed 110% of AMI, and who will occupy the property as their principal residence. The Department recommends approval of an ordinance authorizing a contract between the City of Houston and Image Builders to construct one (1) affordable energy efficient single-family home in Trinity Gardens and appropriating funds from TIRZ Affordable Housing Fund 2409.				
JN:CB				

REQUIRED AUTHORIZATION		
Finance Department Director:	Other Authorization:	Other Authorization:

PROJECT SUMMARY AND DESCRIPTION OF PROPERTY

The City of Houston will provide a total of \$30,000.00, in TIRZ funds to Image Builders, to assist in the development of one (1) affordable energy efficient single-family home in Trinity Gardens. The \$30,000.00 will be in the form will be in the form of a secured grant. The TIRZ construction subsidy will be \$30,000.00 per home. At the completion of construction, HCDD will verify the HERS (Home Energy Rating System) rating of the home and will reimburse the bulder based on the rating.

Description of property

Lot	Block	Address	Street Name	ZIP
60	4	8610	Hoffman	77016

SUBJECT: An Ordinance approving and authorizing the de-appropriation of Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA); and approving use of the funds.		Category #	Page 1 of 1	Agenda Item #
FROM (Department or other point of origin): James Noteware, Director Housing and Community Development Department		Origination Date 02/03/11		Agenda Date
DIRECTOR'S SIGNATURE:		Council District affected: All		
For additional information contact: Christon Butler Phone: 713-865-4196		Date and identification of prior authorizing Council action: 2010-163		
<u>RECOMMENDATION:</u> The Department recommends approval of an ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA); and approving use of the funds.				
Amount of Funding: \$ 1,000,000TIRZ Affordable Housing Fund 2409				Finance Department Budget:
<u>SOURCE OF FUNDING</u> <input type="checkbox"/> General Fund <input type="checkbox"/> Grant Fund <input type="checkbox"/> Enterprise Fund <input type="checkbox"/> CDBG <input checked="" type="checkbox"/> Other (Specify) \$1,000,000 - De-appropriation - TIRZ AFFORDABLE HOUSING FUND(2409)- Downpayment Assistance Programs Not to exceed \$1,000,000 – Appropriation – TIRZ AFFORDABLE HOUSING FUND (2409) – TDHCA Reimbursement Project				
<u>SPECIFIC EXPLANATION:</u> The City of Houston (City) Housing and Community Development Department (HCDD) entered into an agreement with TDHCA on August 3, 2009 to administer funds for Community Development Block Grant Disaster Recovery Program. Under this agreement, the City allocated \$11,000,000 of the total award towards downpayment assistance activities which provided up to \$45,000 to each eligible family. In September 2009, HCDD started accepting applications for the program despite not having TDHCA approved guidelines in place. TDHCA officially approved HCDD's Downpayment Assistance Program for Hurricanes Ike and Dolly Relief Administrative Guidelines in March 2010. During this period, HCDD began seeking reimbursement from TDHCA for the approximately 230 clients that had already closed using funds under this program. Due to program technicalities, HCDD was not reimbursed for all clients that received the assistance. The requested funds will be used to cover the cost that was not reimbursed by TDHCA. The department recommends approval of an ordinance authorizing the de-appropriation of Homebuyers Assistance Program Fund (Fund 2409) and the appropriation of these funds to reimburse the Texas Department of Housing and Community Affairs (TDHCA); and approving use of the funds.				
YC:CB				
REQUIRED AUTHORIZATION				
Finance Department Director:		Other Authorization:		Other Authorization:

